

# Development Variance Permit

## DVP18-0139



This permit relates to land in the City of Kelowna municipally known as

**1458 Richter Street**

and legally known as

**Lot 2 Block D District Lot 139 ODYD Plan 2345**

and permits the land to be used for the following development:

### **Single Dwelling Housing with Carriage House**

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Decision:

Decision By: Council

Development Permit Area: N/A

Existing Zone: RU6 – Two Dwelling Housing

Future Land Use Designation: MRM – Multiple Unit Residential (Medium Density)

### **This is NOT a Building Permit.**

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

### **NOTICE**

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Friso Stolk & Kirsten Belinda Bennett

Applicant: Friso Stolk

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Terry Barton  
Community Planning Department Manager  
Planning & Development Services

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Date

## 1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

## 2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";

AND THAT a variance to the following sections of Zoning Bylaw No. 8000 be granted:

**Section 9.5b.1 (j): Carriage House Regulations**

To vary the required minimum rear yard from 0.9 m permitted to 0.0 m proposed.

**This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.**

## 3. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.  
Security shall ONLY be returned to the signatory of the  
Landscape Agreement or their designates.**

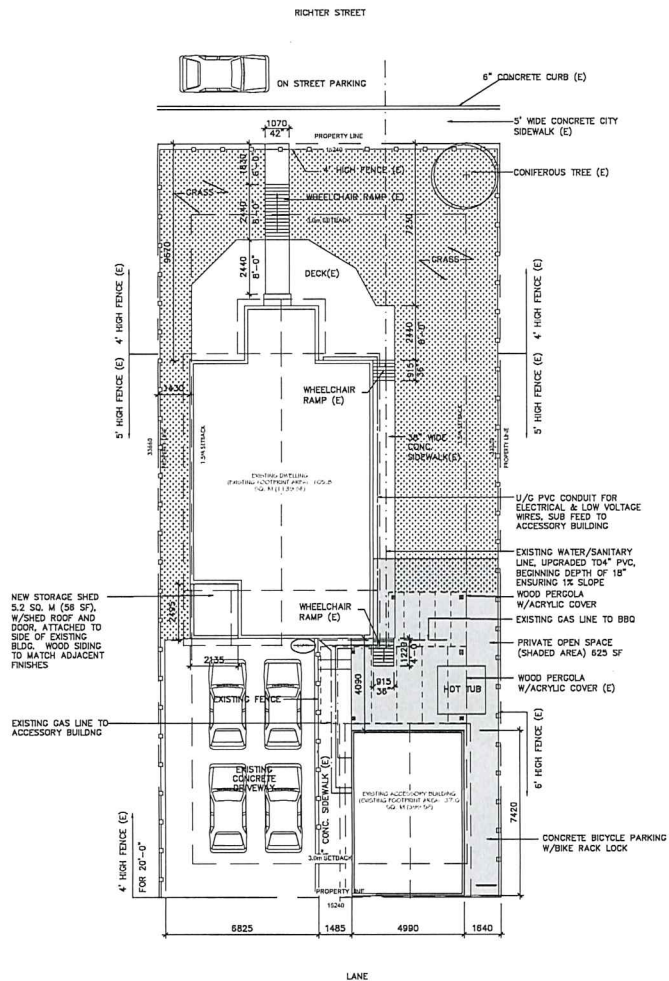
# ATTACHMENT A

This forms part of application

# DVP18-0139

Planner Initials **AJ**

City of  
**Kelowna**  
DEVELOPMENT PLANNING



**1 SITE PLAN**  
SCALE 1:100



**NOTE**  
ALL SITE PLAN INFORMATION BASED UPON SURVEY BY D.A. GOODLAND SURVEYS, DATED MAY 15TH, 2017

- DRAWING LIST**
- A-1 - SITE PLAN
  - A-2 - PHOTOGRAPHS
  - A-3 - FLOOR PLAN
  - A-4 - FLOOR FINISH PLAN
  - A-5 - REFLECTED CEILING PLAN
  - A-6 - KITCHEN FLOOR PLAN
  - A-7 - KITCHEN ELEVATIONS
  - A-8 - KITCHEN ELEVATIONS
  - A-9 - SPECIFICATIONS & SCHEDULES

**PROJECT INFORMATION**

**LEGAL ADDRESS:**  
PLAN 2345  
LOT 2  
BLOCK D

**MUNICIPAL ADDRESS:**  
1458 RICHTER STREET  
KELOWNA, BRITISH COLUMBIA

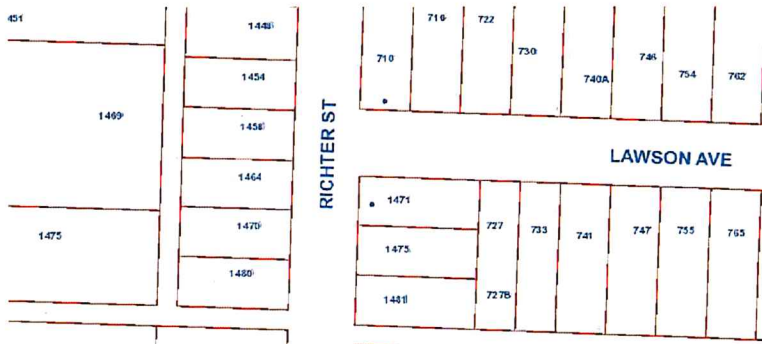
**LAND USE DESIGNATION:**  
R14

**DEVELOPMENT REGULATIONS:**  
% OF TOTAL FLOOR AREA  
(SHALL NOT EXCEED 40%, AND TOGETHER WITH DRIVEWAYS AND PARKING SHALL NOT EXCEED 50%)

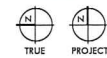
MAIN BLDG 105.6 SQ. M (1139 SQ. FT.)  
SHED 5.5 SQ. M (59 SQ. FT.)  
ACCESSORY BLDG. 40.3 SQ. M (434 SQ. FT.)  
TRUSS STRUCTURE 30.5 SQ. M (329 SQ. FT.)  
**TOTAL FLOOR AREA 181.9 SQ. M (1962.7 SQ. FT.)**

**TOTAL SITE AREA 513.4 SQ. M (5526.55 SQ. FT.)**

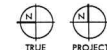
**SITE COVERAGE 35.4 %**



**2 KEY PLAN**  
SCALE N.T.S.



**3 AERIAL PHOTO**  
SCALE N.T.S.



THESE DRAWINGS ARE NOT TO SCALE

DATE: 05/18/2017  
BY: LK/17  
ISSUED TO THE CITY OF KELOWNA  
05/19/2017 ISSUED FOR REVISIONS

FRISO STOLK

**RICHTER RESIDENCE CARRIAGE HOUSE**  
1458 RICHTER AVENUE  
KELOWNA, BC

**SITE PLAN CARRIAGE HOUSE**

DATE: JUNE 17, 2016  
SCALE: 1/8\"/>